



**Strand Associates, Inc.®**  
615 Elsinore Place, Suite 320  
Cincinnati, OH 45202  
(P) 513.861.5600  
[www.strand.com](http://www.strand.com)

April 11, 2025

Anderson Township  
Board of Zoning Appeals  
7850 Five Mile Road  
Anderson Township, OH 45230

Re: Application for Conditional Use–Material Storage Improvement at 645 Nordyke Road  
Anderson Township, Ohio (Township)

To Whom It May Concern:

Please accept this letter as application for approval of a conditional use and required variance for a new building to improve an existing material storage area in the existing government facility at 645 Nordyke Road in the Township, owned and operated by Great Parks of Hamilton County (Great Parks).

Great Parks has requested through a services agreement that Strand Associates, Inc.® (Strand) provide support with preparing this application for conditional use approval from the Township's Board of Zoning Appeals.

#### Summary of Existing and Proposed Improvements

Great Parks operates the existing property as a combined maintenance facility that is vital to supporting both operations and maintenance of Woodland Mound Park and The Vineyard Golf Course. The existing property includes a primary structure designated as an office building; two detached garage buildings; two three-sided storage buildings; driveways and parking; and material storage including four, uncovered material storage bins constructed of large concrete blocks.

If approved by the Township's Board of Zoning Appeals, Great Parks intends to replace the existing uncovered material storage bins with a new material storage structure. The new structure consists of four, cast-in-place concrete storage bins equivalent to the size of the existing storage bins with three of the four bins covered by a three-sided pre-engineered metal building. In front of the storage bins, Great Parks intends to build a new concrete apron in place of an existing mostly-gravel surface. Concept drawings and renderings of the proposed bins, metal building, and apron are enclosed with this letter.

The proposed improvements are intended to protect the materials stored at the property. The new material storage structure improves the condition of the property without changing the operations currently conducted at the property.

Anderson Township, Ohio  
Board of Zoning Appeals  
Page 2  
April 11, 2025

### Conditional Use Requirements

The property at 645 Nordyke Road is a government facility located in an AA-Residence District zone, according to the Township's Zoning Map, dated October 2020. According to Article 5.4.I.8 of the Township's Ohio Zoning Resolution (Amended April 16, 2020), a government facility in single-family Residence Districts requires a conditional use zoning certificate with specific criteria outlined in Article 5.4.H.1. The conditional use criteria of this section applicable to government facilities, along with notes regarding the proposed use, are outlined below:

1. 5.4.H.1.e: Setbacks from any adjacent residential property line shall be a minimum of 50 feet for all buildings and 25 feet for all parking areas.
  - a. The existing material storage bins are located within 15 feet of the property boundary.
  - b. The adjacent existing detached garage building is located within 22 feet of the property boundary.
  - c. The new material storage structure is proposed to be aligned with the rear of the existing detached garage building at 22 feet from the property boundary.
  - d. Great Parks is requesting approval of a variance from the 50-foot setback requirement as part of the conditional use approval.
2. 5.4.H.1.f: Parking shall not be permitted in the area defined as the front yard setback of the existing zone district.
  - a. The front yard setback of the AA-Residence District is 50 feet.
  - b. The existing primary structure is set back approximately 170 feet from the street.
  - c. Parking is provided in the rear of the primary structure.
  - d. The existing driveway from former residential use is occasionally used for parking in the front of the primary structure. Parking on the existing driveway does not occur in the required 50-foot front yard setback.
3. 5.4.H.1.h: The vehicular use area shall be located and designed to minimize impact on the neighborhood.
  - a. The existing vehicular use area is located behind the existing primary structure.
  - b. The vehicular use area is not proposed to change because of the proposed improvements.
4. 5.4.H.1.i: Any use for which drop-off or pick-up of children, residents, visitors, products, or emergency vehicles is a common occurrence shall provide for the separation of incoming and outgoing vehicles so as not to impede other traffic.

Anderson Township, Ohio  
Board of Zoning Appeals  
Page 3  
April 11, 2025

- a. There is no existing or proposed drop-off or pick-up activity that is a common occurrence that would require separate incoming and outgoing driveways.
- 5. 5.4.H.1.o.i: Landscaping shall be installed with a Boundary Buffer of 10 feet with 3.3 canopy trees and 10 shrubs per 100 linear feet.
  - a. The 15-foot area between the existing storage bins and the property line is heavily vegetated with existing brush and trees that provides natural screening of the storage bins.
  - b. Aligning the proposed material storage structure with the existing detached garage building allows for construction with minimal disturbance to the existing vegetation.
  - c. Great Parks is requesting approval of a variance from the requirements to install new vegetation for a Boundary Buffer as part of the conditional use approval. The variance should allow Great Parks to maintain the existing established vegetation as a Boundary Buffer.
- 6. 5.4.H.1.p.iii: Signage shall be regulated per sign standards in Article 5.5.F.4.
  - a. The property has an existing, small wooden sign for “Maintenance” that does not exceed the allowable standards.
  - b. No additional signage is proposed.

#### Evaluation Criteria

In addition to the Conditional Use Requirements previously listed, Strand acknowledges the Board of Zoning Appeals is expected to consider and apply additional standards to the application for conditional use as outlined in Article 2.12.D.8.a of the of the Township’s Zoning Resolution. The following provides a list of standards in that section with an opinion on how they are addressed for the proposed conditional use:

- 1. Spirit and Intent: The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District purposes.
  - a. The existing and proposed use of the property appears to be consistent with the intent of the Zoning Resolution which allows “Publicly owned or operated properties including parks...” to be located in the AA-Residence District as a conditional use.
- 2. No Adverse Effect: The proposed use and development shall not have an adverse effect upon adjacent property, of the public health, safety, and general welfare.
  - a. The proposed material storage structure will not change the existing operations at the maintenance facility. The structure will be a benefit to adjacent property by providing an improved condition compared to the existing material storage bins. The structure will improve general welfare by providing cover for storage of materials to reduce runoff of materials in rainfall events.

Anderson Township, Ohio  
Board of Zoning Appeals  
Page 4  
April 11, 2025

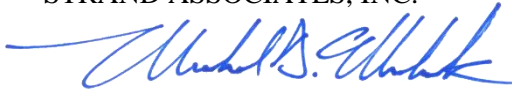
3. Protection of Public Services: The proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.
  - a. The proposed use and development will not have any negative impact to natural, scenic, or historic features at the property. The proposed material storage structure will be a benefit to Great Parks in executing their mission, specifically at Woodland Mound Park and The Vineyard Golf Course in the Township, “To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations.”
4. Consistent with Adopted Plans: The proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township’s comprehensive plan and Zoning Resolution.
  - a. The proposed use remains the same as the existing use. The existing and proposed use appear to be consistent with the Future Land Use Map included in the 2021 *Anderson Township Comprehensive Plan Update* that identifies the property as “Parks, Recreation, and Open Space”. Strand is not aware of any contradictory uses in plans adopted by the Township.

Strand respectfully requests that the Board of Zoning Appeals approve the conditional use of the proposed material storage improvements at 645 Nordyke Road, including variances related to building setback and boundary buffer. As noted previously, Strand believes the new material storage structure improves the condition of the property to the benefit of neighbors without changing the operations currently conducted at the property. Strand looks forward to the opportunity to present the proposed improvements at an upcoming Board of Zoning Appeals meeting.

If you have any questions, please call 513-861-5600.

Sincerely,

STRAND ASSOCIATES, INC.®

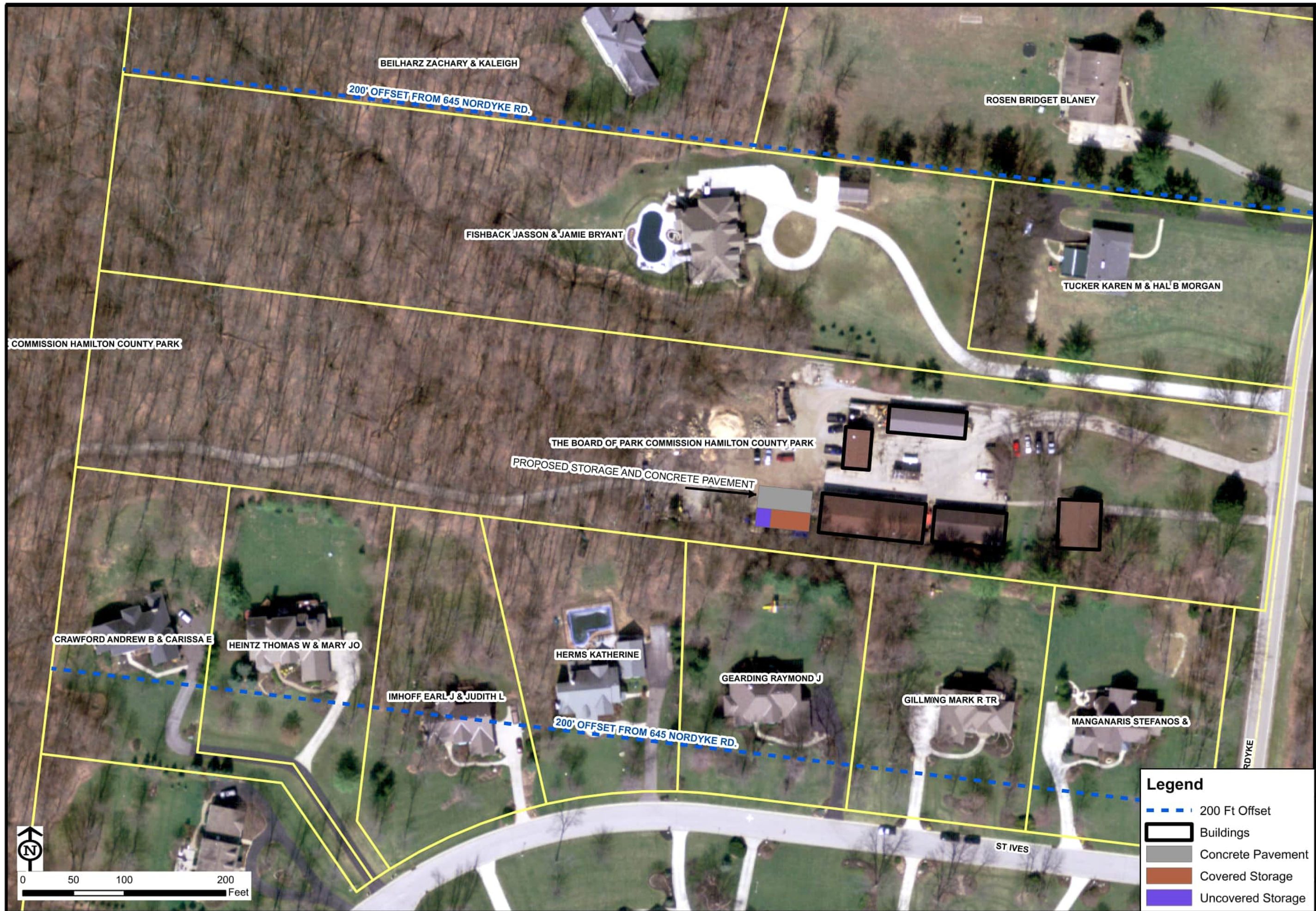


Michael D. Ellerbrock, P.E.

Enclosures

c/enc.: Rick Conrad, Regional Director–Conservation and Parks, Great Parks of Hamilton County





**ADJACENT OWNERS EXHIBIT**  
**MATERIAL STORAGE IMPROVEMENT**  
**645 NORDYKE ROAD**  
**GREAT PARKS OF HAMILTON COUNTY**  
**HAMILTON COUNTY, OHIO**



4649.023





**LAYOUT EXHIBIT**  
**MATERIAL STORAGE IMPROVEMENT**  
**645 NORDYKE ROAD**  
**GREAT PARKS OF HAMILTON COUNTY**  
**HAMILTON COUNTY, OHIO**

**Legend**

**Layout Exhibit**

-  Buildings
-  Concrete Pavement
-  Covered Storage
-  Uncovered Storage



4649.023







Renderings by ClearSpan Structures represent the shape and scale of the proposed storage building. Background imagery does not represent actual site conditions.

Rendering 1 of 5





Renderings by ClearSpan Structures represent the shape and scale of the proposed storage building. Background imagery does not represent actual site conditions.

Rendering 2 of 5





Renderings by ClearSpan Structures represent the shape and scale of the proposed storage building. Background imagery does not represent actual site conditions.





Renderings by ClearSpan Structures represent the shape and scale of the proposed storage building. Background imagery does not represent actual site conditions.

Rendering 4 of 5





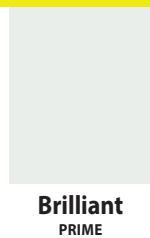
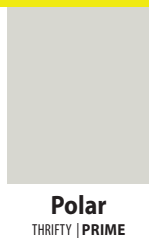
Renderings by ClearSpan Structures represent the shape and scale of the proposed storage building. Background imagery does not represent actual site conditions.

Rendering 5 of 5



## DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.

This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view colors, and a metal sample for color matching purposes.



Choose CentralGuard for the best protection and a lifetime warranty.

# Commercial Color Selection Tool

Exterior Primary  
Color Selection  
"Desert"

Exterior Trim  
Color Selection  
"Charcoal"



centralstatesmfg.com

\*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

E CHRT\_COML\_210101

### PREMIUM COLOR

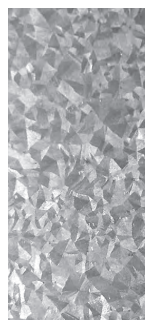
Fluorpon® 70% PVDF  
20-year Warranty

Copper  
Metallic\*†  
PRIME



Clear acrylic coating

Galvalume®‡  
PRIME



Fern  
PRIME



Hunter  
THRIFTY | PRIME



Colony  
PRIME



Crimson  
PRIME



Rustic  
THRIFTY | PRIME



Burgundy  
PRIME



Gallery  
PRIME



Hawaiian  
PRIME



Light Stone  
THRIFTY | PRIME



Tan  
THRIFTY | PRIME



Brown  
THRIFTY | PRIME



Burnished  
Slate  
PRIME

